



## **MUNICIPAL PLANNING COMMISSION**

**Hollie Berry**  
**Mayor**

**Tim Thornbury**  
**City Manager**

**MINUTES**  
May 18, 2021  
6:00 p.m.  
Red Bank City Hall

### **I. CALL TO ORDER**

Commissioner Browder called the meeting to order at 6:00 PM.

### **II. ROLL CALL**

Commissioner Smith called the roll. Commissioners Browder, Cannon, Millard, and Skonberg were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Ashley Gates, was also present. Additional attendees are listed on the sign-in sheet.

### **III. INVOCATION**

Commissioner Smith gave the invocation.

### **IV. PLEDGE OF ALLEGIANCE**

Commissioner Browder said the Pledge of Allegiance.

### **V. CONSIDERATION OF THE MINUTES**

#### **A. April 15, 2021 Meeting Minutes**

Commissioner Browder asked for any corrections to the minutes. Having none, Commissioner Millard motioned to approve the minutes as written. Commissioner Luther seconded the motion. The motion passed unanimously.

### **VI. NEW BUSINESS**

#### **A. Preliminary Plat for Hartman Hills Subdivision**

Staff stated that Rise Partners submitted the preliminary plat for Hartman Hills, located at 5005 Dayton Boulevard. They have an active Special Exceptions Permit for Planned Unit Development with 61 detached single-family units and 10 townhomes. Staff stated that the Preliminary Plat appeared to conform to the approved PUD plan and recommended approval.

Staff stated that the developer had been in contact with the Mayor and city staff and agreed to plant native species to meet the landscaping requirements.

Geoff Smith of Rise Partners confirmed that they had agreed to plant native species. He also stated that he has been in touch with all the neighbors and will be their point of contact during construction.

Mayor Berry asked about including a recreational aspect to the retention pond area. The developer stated that it could be considered for the future. Commissioner Cannon asked about the capacity of the retention pond. Rockey Chambers, engineer for the project, stated that the dam and retention pond would mitigate a 100-year storm.

**Commissioner Cannon motioned to approve the preliminary plat subject to the utilizing approved native species for the landscape requirements. Commissioner Skonberg seconded the motion. The motion passed unanimously.**

Staff stated that there were two variances that would need to be approved as separate motions.

**Commissioner Millard motioned to approve the variance to the minimum street width, allowing a width of 22 feet. Commissioner Cannons seconded the motion. The motion passed unanimously.**

**Commissioner Cannon motioned to approved the road grade as presented, which exceeds the maximum 4% grade within 30-feet of both internal intersections. Commissioner Millard seconded the motion. The motion passed unanimously.**

## **B. Bridge Replacement and Widening - Lullwater at Stringers Branch**

Staff stated that this was a Transportation Improvement Project that has been funded through the Transportation Planning Organization. The project is conceptual and will soon enter the design phase. Staff stated that it was an important project due to safety concerns.

**Commissioner Cannon motioned to approve the bridge replacement and widening of Lullwater Road at Stringers Branch. Commissioner Skonberg seconded the motion. The motion passed unanimously.**

## **C. Red Bank ADA Citywide Upgrades**

Staff stated that this was also a TIP project that was funded through the Transportation Planning Organization. She stated that the projects will be prioritized and designed in

compliance with the ADA transition plan that was approved in 2018. Staff recommended approval.

**Commissioner Skonberg motioned to approve ADA citywide upgrades subject to review of the proposed design. Commissioner Millard seconded the motion. The motion passed unanimously.**

#### **D. Dayton Boulevard Resurfacing from Browntown Road to Gadd Road**

Staff stated that this project was an ongoing resurfacing effort for Dayton Boulevard. She stated that it would not preclude any future redesign of the road. Staff recommended approval.

Commissioner Browder suggested that staff communicate with both city staff and the Hartman Hills developer so that they may coordinate as needed for both construction projects.

Commissioner Browder asked that the city consider widening the turn lane into the recycle center to improve safety of that turn.

**Commissioner Millard motioned to approve ADA citywide upgrades subject to review of the proposed design. Commissioner Skonberg seconded the motion. The motion passed unanimously.**

### **VII. UNFINISHED BUSINESS**

#### **A. Steep slope ordinance discussion**

The topic was tabled until the next meeting.

### **VIII. OTHER BUSINESS**

No other business was presented. Commissioner Cannon motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting was adjourned at 7:00 PM.

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Chairman